

ORDER RECEIVED FOR FILING
Date 4/27/99
By M. Porzak

Testimony and evidence was that the subject property is approximately .785 acres in area, zoned B.R. The property is an irregularly shaped parcel, with frontage on Washington Boulevard (U.S. Route 1) and Ridge Avenue in the Halethorpe community of western Baltimore County. Vehicular access to the site is only by way of Washington Boulevard. The property is improved with a two story concrete block building which is utilized by the business known as C.N. Robinson Lighting Supply, Inc. This firm has been in business for over 120 years and has operated at this location since approximately 1972. As the name of the company suggests, the business specializes in the sale of lights, fixtures and similar items.

Approximately 12 years ago, the business needed additional room for expansion. As part of the expansion, three trailers were placed on the property for storage purposes. The trailers have been so located on the site since that time. However, as a result of the investigation of adjacent property, the Code Enforcement Division of the Office of Permits and Development Management recently issued a citation against the property owner regarding the existence of these trailers. Following a hearing before the County's Hearing Officer, an Order was issued requiring removal of the trailers. Although the trailers will, indeed, be removed, the property owner/business proprietor requires the storage room and is, thus, proposed an addition to the existing building. An addition will be located on the east side of the property and will provide necessary storage space. The site plan submitted depicts the existing building, the proposed addition and the parking layout.

Variance relief is necessary to accommodate the proposed addition. A 5 ft. setback is shown, in lieu of the 30 ft. required. It is to be noted that the adjacent lot is also used for commercial purposes, specifically, a Royal Farms Store.

Mr. Haile testified extensively and described the site plan, property conditions and variance relief. He opined that the variance is necessary in order to accommodate the proposed addition and that the requirements for variance relief as set forth in Section 307 of the BCZR have been met in this case.

Mr. Kinsey also testified on behalf of the Halethorpe Improvement Association. Although his organization does not object to the proposal, he wanted assurance that certain conditions/restrictions will be added to the grant of any relief in order to prevent an adverse impact on surrounding properties. Mr. Kinsey's comments were consistent with the Zoning Plans Advisory Committee's (ZAC) comments from the Office of Planning. That comment recommends that 5 restrictions be added. They are:

1. That the plan be amended to show the residential zoning of the property along its Ridge Avenue frontage, as well as on the adjacent property and to correct certain notes on the plan (these changes were made to the plan and presented at the hearing).
2. That the plan require that no vehicular access from Ridge Avenue be permitted and that no parking of vehicles be outside of the fenced area of the property.

ORDER RECEIVED FOR FILING

Date

By

3. That a landscape plan be submitted to Avery Hardin, the County's Landscape Architect, for review and approval prior to the issuance of any building permits and that said landscaping include a chain link fence (with slats) and plantings as more particularly described thereon.
4. That the addition should be similar to the existing building in terms of color and materials and that elevation plans should be submitted to the Office of Planning prior to the issuance of any building permit; and
5. That trailers be removed on the property as set out in Hearing Officer Shapiro's Order.

Counsel for the Petitioner indicated that all of those conditions were acceptable to his client. Moreover, the conditions were clarified at the hearing so that the proposed fence/landscaping buffer on the west side of the property will continue across the entire width of the building (approx. 102 ft.). Moreover, Mrs. Ohler, the adjacent landowner, indicated that she had no objection to the installation of landscaping on her property to promote the effectiveness of the buffer. Mr. Bloom also confirmed that the proposed addition will be compatible with the existing building would be only one story in height and would be painted to match the existing building. He also reiterated that there would be no parking outside of the fenced area and that the Petitioner had no plans to permit vehicular access to the site from Ridge Avenue.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the proposed addition represents an upgrade to the use of the property, particularly compared with the existence of the trailers which had been on the site for over 10 years. Moreover, I believe that the proposed conditions/restrictions offered by the Office of Planning are appropriate. Thus, as outlined above, they shall be incorporated herein. In my judgment, the Petitioner has met the requirements of Section 307 of the BCZR to obtain variance relief and, thus, the Petition, with restrictions, shall be granted.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 27th day of April, 1999, that the Petition for Variance from Section 238.2

ORDER RECEIVED FOR FILING

Date

By

of the Baltimore County Zoning Regulations to permit a side yard setback of 5 ft. in lieu of the required 30 ft, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceedings at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason this Order is reversed, the Petitioners would be required to return, and be responsible for returning said property to its original condition.
2. The plan shall be amended to show the residential zoning of the property along its Ridge Avenue frontage, as well as on the adjacent property and to correct certain notes therein, as set out in the ZAC comment from the Office of Planning.
3. The plan shall require that no vehicular access from Ridge Avenue be permitted and that no parking of vehicles be outside of the fenced area of the property.
4. A landscape plan shall be submitted to Avery Hardin, the County's Landscape Architect, for review and approval prior to the issuance of any building permits and that said landscaping include a chain link fence (with slats) and plantings as more particularly described thereon. The buffer shall be designed to screen the entire building.
5. That the addition should be similar to the existing building in terms of color and materials and that elevation plans shall be submitted to the Office of Planning prior to the issuance of any building permit.
6. That the trailers be removed on the property as set out in Hearing Officer Shapiro's Order.

ORDER RECEIVED FOR FILING

Date

By


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 26, 1999

Alan J. Bloom, Esquire
401 Washington Avenue
Towson, Maryland 21204

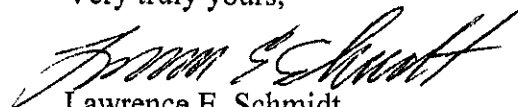
RE: Petition for Variance
Case No. 99-339-A
Property: 4318 Washington Boulevard
Barry J. Kronsberg, et al, Petitioners

Dear Mr. Bloom:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. Joseph P. Kinsey
Mr. Thomas Rubino
C/o Halethorpe Improvement Association
1519 Woodside Avenue
Baltimore, Maryland 21227
Robert Greenwaldt, Esquire
#201, 611 Frederick Road
Baltimore, Maryland 21228

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4318 Washington Boulevard

which is presently zoned BR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

238.2 to allow a side yard setback of 5-feet in lieu of the required 30-feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Baltimore County code inspection and enforcement has required to petitioner to remove the currently existing storage trailers which have been used by the petitioner for many years. Trailers are used for storage of essential products sold by the petitioner. There is no other space within the existing building on the property for storage of this product. It is therefore necessary to remove the trailers and expand the building to accommodate this needed storage, or the petitioner would be forced to cease operating his business. The location selected is adjacent to other commercial property and is the only feasible location for the expansion.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Alan J. Bloom, Esquire

Name - Type or Print

Signature

Alan J. Bloom, P.A.

Company

401 Washington Avenue

410-296-7444

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

Barry J. Kronsberg

Name - Type or Print

Signature

Robert A. Mills, Jr.

Name - Type or Print

Signature

18 Seminary Drive

410-242-4172

Address

Lutherville-Timonium MD 21093

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Alan J. Bloom, Esquire

Name

401 Washington Avenue

evening 410-484-9663
day 410-296-7444

Address

Towson, Maryland 21204

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR

Date 3/2/99

Case No. 99-339-A

REV 9/15/98

Description

0.78 Acre Parcel

To Accompany Petition for Zoning Variance

Northwest Side of Washington Boulevard

South of Ridge Avenue

Thirteenth District, Baltimore County



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

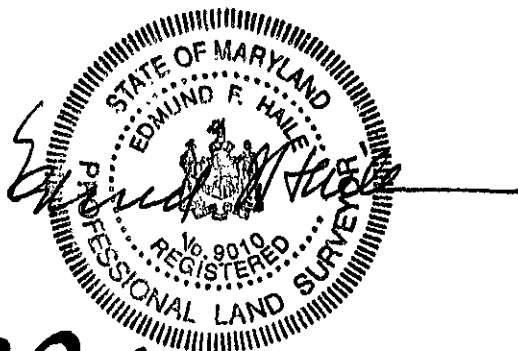
Environmental Professionals

Beginning for the same at a point on the northwest side of Washington Boulevard as laid out and now existing 60-feet wide, distant 332 feet, more or less, southwesterly from the intersection formed by the prolongation of the northwest side of Washington Boulevard and the prolongation of the southernmost side of Ridge Avenue, as laid out and now existing 50-feet wide, said point being on the first line of that parcel, thence leaving said beginning point and running along the northwest side of Washington Boulevard for the following four courses and distances, namely (1) South 52 degrees 57 minutes 54 seconds West 178.35 feet, thence (2) North 04 degrees 16 minutes 39 seconds West 276.33 feet, thence (3) North 85 degrees 43 minutes 21 seconds East 149.98 feet, thence (4) South 04 degrees 16 minutes 39 seconds East 179.83 feet, to the point of beginning; containing 0.78 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 4, 1999

Project No. 98182 (L98182)



99-339-A

#339

**BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **062313**

DATE 3/2/99 ACCOUNT (R001) 6150

AMOUNT \$ 250.00

RECEIVED FROM: Alvin Bloom

FOR: Code 020 Zoning Varyance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

J. Thomas 339

99-339-A

PAID RECEIPT

PROCESS 06/04 19
3/2/99 3/2/99 3/2/99
CASHIER CLERK (M) 000000
MISCELLANEOUS CASH RECEIPT
RD 0000 000000
CR NO. 062313
\$250.00 (1999)
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 25, 19 99

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 25, 19 99.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 98-339-A
4318 Washington Boulevard
NW/S Washington Boulevard,
400' S Ridge Avenue
13th Election District
1st Councilmanic District
Legal Owner(s):
Barry J. Kronsberg &
Robert A. Mills, Jr.

Variance: to allow a side yard setback of 5 feet in lieu of the required 30 feet.
Hearing: Thursday, April 18, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/4/99 March 25 C299886

CERTIFICATE OF POSTING

RE: Case No.

99-339A

Petitioner/Developer

4318 Washington Boulevard

Date of Hearing/Closing

April 15, 1999

11:00 a.m.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

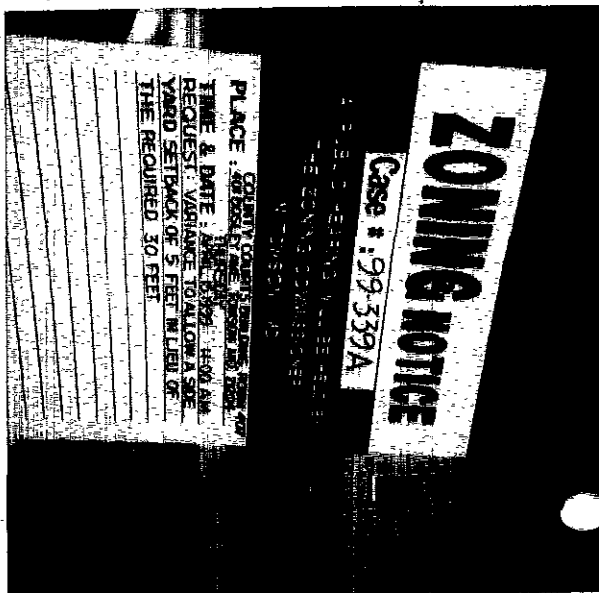
This letter is to certify under penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at

4318 Washington Boulevard

The signs were posted on

Friday, March 26, 1999

(Month, Day, Year)



Sincerely,

(Signature of Sign Poster and Date)

Don Hauk, DMW, Inc.

(Printed Name)

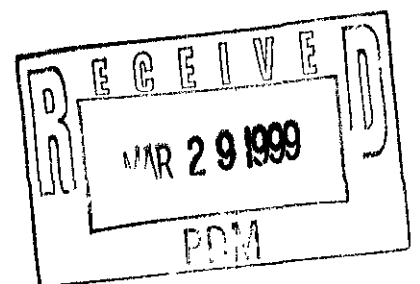
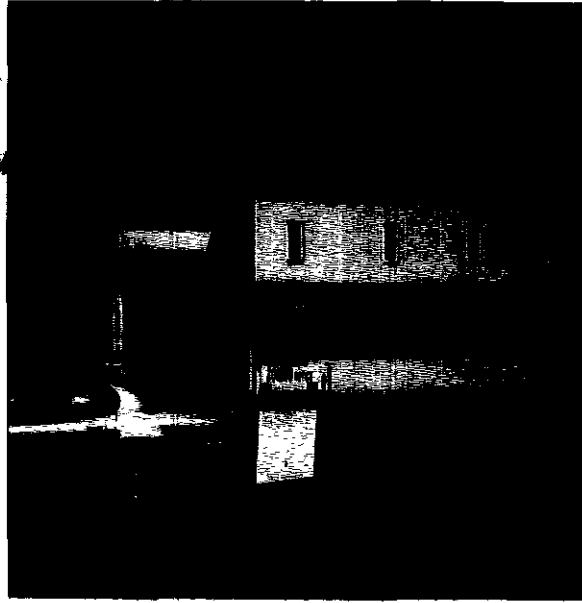
200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 339
Petitioner: Barry J Kronsberg - Robert A Mells Jr.
Address or Location: 4318 Washington Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alan J Bloom Esq.
Address: 401 Washington Ave Suite 406
Towson - MD 21204
Telephone Number: 410-296-7444

Revised 2/20/98 - SCJ

99-339-A

339

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-339-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit a side yard setback of
5 ft. in lieu of the required 30 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
March 25, 1999 Issue – Jeffersonian

Please forward billing to:

Alan J. Bloom, Esquire 410-296-7444
401 Washington Avenue
Suite 406
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-339-A
4318 Washington Boulevard
NW/S Washington Boulevard, 400' S Ridge Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Barry J. Kronsberg & Robert A. Mills, Jr.

Variance to allow a side yard setback of 5 feet in lieu of the required 30 feet.

HEARING: Thursday, April 15, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 17, 1999

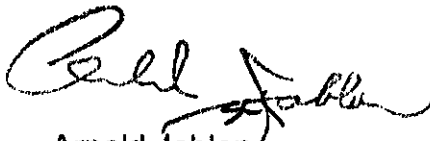
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-339-A
4318 Washington Boulevard
NW/S Washington Boulevard, 400' S Ridge Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Barry J. Kronsberg & Robert A. Mills, Jr.

Variance to allow a side yard setback of 5 feet in lieu of the required 30 feet.

HEARING: Thursday, April 15, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

c: Alan J. Bloom, Esquire
Barry Kronsberg & Robert Mills, Jr.
Councilman S.G. Samuel Moxley
Halethorpe Improvement Association, Inc.
Robert B. Greenwalt, Esquire
James Thompson, Code Enforcement

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 31, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 8, 1999

Alan J. Bloom, Esq.
401 Washington Avenue
Towson, MD 21204

RE: Case No.: 99-339-A
Petitioner: Barry Kronsberg, et al
Location: 4318 Washington Boulevard

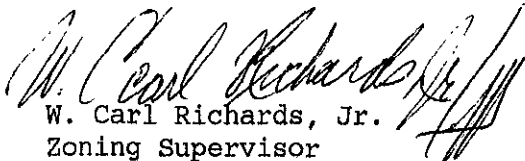
Dear Mr. Bloom:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 2, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 25, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 22, 1999
 Item No. 339

The Bureau of Development Plans Review has reviewed the subject zoning item. The existing 10-foot-wide utility right-of-way 67-357-11a centered on the property line with Lot 24 contains an 8-inch public sanitary sewer as shown on record drawing number 67-359(1).

Baltimore County policy prohibits the construction of a permanent structure within an existing County utility right-of-way.

RWB:HJO:jrb

cc: File

ZONE0322.339



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 5, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BARRY J. KRONBERG AND
ROBERT A. MILLS, JR. -- 339

Location: DISTRIBUTION MEETING OF MARCH 15, 1999

Item No.: 339 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 3/22/99

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/15/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

338

339

342

344

#99-302-X



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.16.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

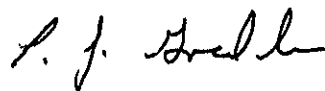
RE: Baltimore County
Item No. 339 BR

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

4/1/99

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 31, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 4319 Washington Boulevard

INFORMATION:

Item Number: 339
Petitioner: Barry J. Kronsberg & Robert A. Mills Jr.(Carjo Sales,MD GP)
Property Size: .785 acres
Zoning: BR and DR5.5
Requested Action: Variance
Hearing Date: April 15, 1999

The property in question, 4319 Washington Boulevard, is improved with an existing two story concrete block building utilized by C.N. Robinson Lighting Supply Company, a wholesale lighting company. It should be noted that the property was the subject of a 1988 Comprehensive Zoning Map issue, Issue 1-079 which rezoned a .12 acre portion of the property from DR5.5 to BR, Business Roadside, while retaining a .05 acre DR 5.5 buffer along Ridge Road. (See the copy of the official 1"=200' scale zoning map attached). The zoning should be correctly shown on the site plan for the subject property and adjacent properties. Additionally, the property was the subject of a Baltimore County Code Enforcement hearing Case No. 98-3053 which ordered that the trailers should be removed from the site by October 20, 1998; extensions were granted until the instant case is finalized. Trailers were observed on site at the time of a site visit on March 26, 1999. The zoning history should reflect the aforementioned CZMP issue and the code enforcement case.

Other items of note are that the adjacent residentially zoned property, known as Lots 19 ½, 20 and 20 ½ is owned by Virginia Ohler, not Victoria Boyer and Lorraine M.Glover, Liber 7614 Folio 676. The general notes fail to indicate the area of the existing and proposed building and parking calculations and should be corrected accordingly.

The development proposal involves a side addition approximately 35' by 60' (by scale); building height has not been indicated on the plan.

SUMMARY OF RECOMMENDATIONS:

This office does not object to the proposed variance provided the following revisions occur. This office recommends that these items be incorporated as restrictions in the Zoning Commissioner's order.

1. Show the residential zoning along the Ridge Avenue frontage, on the adjacent property and correct plan notes.
2. Add a note on the plan indicating no vehicular access from Ridge Avenue and no parking outside the fenced area.
3. A landscape plan should be submitted to Avery Harden, County Landscape Architect prior to issuance of any building permits. It must include additional landscaping along the residential side of the existing chained link fence (with slats), and in the form of Leyland Cypress 5-6' in height 8' on center and a mixed deciduous shrub and evergreen planting along the Ridge Road side of the fence. This will establish a better buffer between the residential area and commercial use.
4. The addition should be similar to the existing building in terms of color and materials. Submit elevation drawings to the Office of Planning prior to issuance of building permits.
5. Remove the trailers as per Stanley Shapiro's order.

Section Chief: _____

Jeffrey W. Long

AFK:

C: Avery Harden

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

DATE: March 10, 1999

TO: Sophia Jennings
Zoning Review

FROM: James H. Thompson
Code Inspections and Enforcement

RE: Case No. 99-339A
4318 Washington Boulevard
Petitioner: Kronsberg/Mills

When the above- referenced case is scheduled for a public hearing, please notify the following parties:

- * Councilman S.G. Samuel Moxley
- * Halethorpe Improvement Assoc., Inc., P.O. Box 7306, Halethorpe, MD 21227
- * Robert B. Greenwalt, Esq., 611 Frederick Road, Suite 201, Baltimore, MD 21228

At present, code enforcement does have an active violation case (98-3053) against the subject property.

JHT/hek

c: Councilman S.G. Samuel Moxley
Halethorpe Imp. Assoc., Inc.,
Robert B. Greenwalt, Esq.
Inspector Derek Propalis
Inspector Howard Underwood

99-339-A

RE: PETITION FOR VARIANCE
4318 Washington Boulevard, NW/S Washington
Blvd, 400' S of Ridge Ave, 13th Election District,
1st Councilmanic

Legal Owners: Barry J. Kronsberg and
Robert A. Mills, Jr.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-339-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Alan J. Bloom, Esq., 401 Washington Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

GACA *Greater Arbutus Community Alliance, Inc.*

P. O. Box 18223
Arbutus, MD 21227

Paula Wolf
President

April 12, 1999

RE: Case No. 99-339-A - Request for Variance
to allow a sideyard setback of 5 feet in lieu of
the required 30 feet - C. N. Robinson,
4318 Washington Blvd.

To Whom It May Concern:

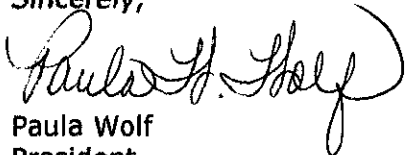
The Greater Arbutus Community Alliance, Inc. (GACA) is a community *umbrella organization of civic, business, professional and educational entities*. GACA's Zoning Committee has been following the issues surrounding the request of C. N. Robinson for a Special Variance to construct a storage building in lieu of the three trailers, currently housed on the property, and in violation of existing zoning regulations.

GACA is in full support of the Halethorpe Improvement Association's (HIA) position on this special variance and HIA's request that certain restrictions and requirements be imposed. I believe these conditions have been articulated by the Baltimore County Department of Planning and closely parallel those requested by the HIA, so I will not repeat them here.

It is important to note that this request will carry GACA's endorsement only if these restrictions/requirements can be imposed. We have fully reviewed the issues surrounding the development of these recommended restrictions/requirements, and are in complete concurrence. Our review indicates that such restrictions/requirements are necessary to balance the needs of the affected residential property owners.

Thank you for allowing us to express our views on this issue. This is a gateway location to the community of Halethorpe and as such is integral to the continued revitalization of this more mature neighborhood.

Sincerely,



Paula Wolf
President

cc: Eleanor VanDevender
Joseph P. Kinsey
Thomas Rubino, Jr.



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: ZoningDate: 3/29/99Job No.: 98102Attention: SteveReference: 4318 Washington Blvd

We are sending you

☐ Shop drawings☐ Specifications☐ attached☐ Samples☐☐ under separate cover:☐ Plans☒ viaHand Del

Copies	Date	Number	Description
1			Sign posting certificate
		1	Picture

These are transmitted as checked below:

☐ For approval☐ For your use☐ As requested☐ For review and comment☐ Approved as submitted☐ Approved as noted☐ Returned for corrections☐☐ Resubmit☐ Submit☐ Return

_____ copies for approval

_____ copies for distribution

_____ corrected prints

Remarks

for Case # 99-339-A
3/29/99 - TC to DMW (Tony)

Photo for 99-339-A is unacceptable per WCR.

We need to be able to read the sign.

- Will send better picture.

cc:

El Haul

Signed

Sophia
Lund



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To:

Zoning

Date:

3/31/99

Job No.:

98102

Attention:

Sophie

Reference:

4318 Washington Blvd

We are sending you

☐ Shop drawings☐ Specifications☐ attached☐ Samples☐☐ under separate cover:☐ Plans☒ via

Hand Del.

Copies	Date	Number	Description
3		1	Picture of sign posted for case # 99-339A

These are transmitted as checked below:

☐ For approval☐ For your use☐ As requested☐ For review and comment☐ Approved as submitted☐ Approved as noted☐ Returned for corrections☐☐ Resubmit☐ Submit☐ Return

_____ copies for approval

_____ copies for distribution

_____ corrected prints

Remarks

"Close Up" as requested

cc:

C. Hale

Signed

L. [Signature]

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Robert Greenwell Esq
<For Halthorpe Improvement Ass'n>

#201, 611 Frederick Rd. 21228

Joseph P. Kinsey
President of Halthorpe Improvement Ass'n

1519 Woodside Ave. 21227

Thomas Rubin
Zoning Chairman

1806 Summit Ave. 21227

Allen Boly Allen Bosley
Virginia Ohler

4319 Ridge Ave 21227

4317 Ridge Ave 21227

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ROBERT A. MILLS JR
Ed Haille

4318 WASHINGTON BLVD - 21227
200 E Tenna Ave. DMW



HALETHORPE CIVIC LEAGUE, INC.

1919 Woodside Avenue
Halethorpe, MD 21227

Donald Hawkins
President

April 5, 1999

Mr. Joseph P. Kinsey, President
Halethorpe Improvement Association, Inc.
P. O. Box 7306
Halethorpe, MD 21227

C. N. Robinson
No 3

TO WHOM IT MAY CONCERN:

RE: Case No. 99-339-A - Request for Variance to
allow a side yard setback of 5 feet in lieu of the
required 30 feet - C. N. Robinson,
4318 Washington Blvd.

As a long time community activist and current president of the neighboring Halethorpe Civic League, I have been following with interest the complexities created by the special exception granted to the Royal Farm Store and the systemic problems it has now created for the C. N. Robinson Company and the community.

First and foremost our organizations work to preserve the integrity and character of our neighboring communities and share a common goal of continuous quality improvements for our residents. The Royal Farm/C.N. Robinson operations straddle our respective boundaries, but technically fall within the official boundaries of your organization.

I am, however, writing this letter to express our support of your guardianship of this gateway location. Prior to the over-commercialization of this area it co-existed fairly amicably with the neighboring residential communities. Any additional encroachment would not be in the best interest of our communities. I know your organization and its membership have studied this issue and I am hereby affirming our support of your conclusion and recommendations regarding this issue.

Sincerely,



Donald Hawkins
President

cc: Ms. Paula Wolf
President, GACA

HALETHORPE IMPROVEMENT ASSOCIATION, INC.

P. O. Box 7306

Halethorpe, MD 21227

"DEDICATED TO SERVING THE COMMUNITY"

April 12, 1999

RE: Case No. 99-339-A - Request for Variance
to allow a sideyard setback of 5 feet in lieu of
the required 30 feet - C. N. Robinson,
4318 Washington Blvd.

*C. N. Robinson
No 2*

To Whom It May Concern:

The Halethorpe Improvement Association, Inc. (HIA), a community association representing over 200 households with over 420 members, has actively been involved with the various zoning issues surrounding this gateway location to our community. Based on this history of HIA's involvement, the membership voted unanimously to support any proposed recommendations/restrictions that would be sought in order to seek accommodation with the requested variance and the surrounding residential neighbors. In addition, after our recommendations were developed, they were reviewed by the neighboring Halethorpe Civic League and the Greater Arbutus Community Alliance, where they won unanimous support and approval.

After careful and deliberate review of the topography and issues surrounding this request, the HIA would like to proffer the following proposed requirement/restrictions and we respectfully ask that these be given your full consideration in making your final determination in this case.

♦ **THE HIA opposes this variance unless the following conditions are addressed:**

- That C. N. Robinson enter into a legally binding agreement indicating no vehicular access to Ridge Avenue and no parking outside the proposed new and the old buildings or outside the fenced area.
- That C. N. Robinson include additional landscaping along the 102 feet parallel to the residential side of the existing chain link fence and in the form of Leyland Cypress 5-6 feet in height, 8' on center and a mixed deciduous shrub and evergreen planting along the Ridge Avenue side of the fence.
- That the addition be out of cinder block and painted the same color as the existing building and that it be no higher than the existing building.
- That no trailers be stored in the addition.
- That with this addition it will not be necessary to request any further extensions of the present building in the direction of the property line of 4317 Ridge Avenue.

FOR OVER FORTY YEARS

Finally, it should be noted that in the 1996 Comprehensive Zoning Maps, Baltimore County Planning Department recommended that this particular corridor of Washington Blvd. (adjacent to the community of Halethorpe) be largely downsized.

Again, the Halethorpe Improvement Association thanks you for allowing us to submit our comments/recommendations. We are hopeful of favorable consideration when the final decision is determined. Again thank you for your time and attention.

Sincerely,

A handwritten signature in cursive script, reading "Joseph P. Kinsey". The signature is written in dark ink and is positioned above the printed name and title.

Joseph P. Kinsey
President

Thomas Rubino, Jr.
Zoning Chair

cc: Mr. Donald E. Hawkins
Ms. Paula Wolf

C. King
Ex 1A



Image01

Cultgen
Ex 1B



Image04

